Derbyshire Wildlife Trust

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Derek Stafford
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Amber Valley Borough Council
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For the attention of Emma Burrow

Your Ref: AVA/2023/0107
Our ref: DWTAVA1761a

20th June 2023

Dear Emma

Proposal: Erection of 9 dwellings (Technical Details Approval Linked to Permission in Principle AVA/2022/0524)

Location: Haulage Yard Chesterfield Road Oakerthorpe Alfreton Derbyshire

Application Ref No: AVA/2023/0107

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the Amber Valley Borough Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.



Comments

I have reviewed the Biodiversity Gain Report December 2022 prepared by BSG. The report has calculated that there will be a net loss of habitat at the development site. The loss equates to 1.28 habitat units. The loss is comprised primarily of derelict land/bare ground and bramble scrub with smaller areas of mixed scrub and modified grassland. There does not appear to be any further scope to reduce the impact on habitats or for new habitat to be created on-site under the current layout.

In relation to hedgerows there is likely to be a net gain through the retention of existing hedgerows and the creation of new hedgerows as part of the development.

Current guidance is for developments to apply the mitigation hierarchy of avoid, minimise, mitigate and as a last resort compensate and for these measures to be applied on-site wherever possible. If the habitat loss is to be addressed on site, it will require a change to the layout of the development and probably a reduction in the number of dwellings proposed. If this cannot be achieved the applicant should provide an off-site solution.

The Council is therefore advised that the development as it stands will result in a net loss of biodiversity. Whilst the significance of the impact is localised, compensation measures need to be identified and agreed probably involving an off-site scheme for biodiversity enhancement.

In terms of units the loss is relatively small, and the Council might wish to consider a financial contribution towards the management of nearby sites or the creation of an area of open grassland and scrub.

If the Council is minded to approve the application conditions should be attached for a Construction and Environmental Management Plan and a Biodiversity Enhancement Plan. Further details can be provided on request.

It is hoped that the information provided is helpful to the Council. If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

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